

TOWN OF NEWSTEAD - PLANNING BOARD MINUTES

March 7, 2005

PRESENT: Tom Cowan, Chairman
Terry Janicz
Rick Meahl
Andy Kelkenberg
John Olaf
Rebecca Baker, Zoning Officer
Christine Falkowski, Planning Board Clerk

ABSENT: John Potera and Don Hoeffler

The Planning Board meeting was called to order by Tom Cowan at 7:30PM at which time John Olaf was introduced and welcomed as a new Planning Board member. John has experience in construction and development. Previously he was with Capital Heat, and he is now Operations Manager for NOCO.

Tom reminded Board members that there is an agenda meeting each Thursday prior to Planning Board meetings at 8:30AM, and all are welcome to attend. The next one is March 17th.

Site Plan Application – Dollar General Store

Retail – 12968 Main Road

Brandon Moss, DOT Development, George Burg and Doug Burg attended the meeting. Mr. Burg has agreed to sell DOT Development 188' of road frontage in exchange for zero frontage on Buell Street (instead of 150' of frontage with 25' on Buell). Mr. Moss presented a revised site plan showing:

- Shifted all parking spaces behind the setback
 - Increase number of parking spaces to 32 (from 28)
 - Increase width of landscaping bed along west side of building to 5'
 - Increase west parking lot setback to 8'
 - Angle dumpster to better conceal it behind building
 - Increase lot space between McDonald's and Dollar General to 5' (from 1')
 - Shift driveway entrance to the west 33'
 - Increase width of drive aisle along west parking by 5'
 - Shift all "land-banked" parking to rear
 - Saving another existing tree at store front is possible
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- ✓ Mr. Moss will contact State DOT for road cut pending site plan approval.
 - ✓ Vary shrub height to west of building was suggested by Planning Board
 - ✓ Christine sent another letter to McDonald's, this time directly to the local owner. A crosscut to their lot is unlikely, as it would impact their drive-thru and four parking spots.
 - ✓ The building color will be a lighter yellow than other stores. Gray is not an option since it is the color of Family Dollar.
 - ✓ Individual lettering for the building sign is preferred over the black background sign, although Dollar General has not approved yet.
 - ✓ The allowable size of the ground sign is 60SF per the Overlay District, but Dollar General's standard size is 64 SF. Can they apply for a variance or does the Planning Board have the right to waive?
 - ✓ Mr. Burg's subdivision approval must be amended for the change in dimensions. This will require an updated survey, which has been ordered.
 - ✓ Dollar General would like to begin this project approximately May 1st weather permitting.

Andy motioned to recommend approval of this site plan to the Town Board pending the following, seconded by Rick:

- receipt of survey for revised subdivision approval
- Wendel's approval of the drainage plan
- SEQR review
- Individual letter type sign on the building
- Ground sign size difference waived or variance approved by ZBA

Tom Cowan - Aye
Rick Meahl - Aye
Andy Kelkenberg - Aye
John Olaf - Aye
Terry Janicz - Aye

Preliminary Conference – Change in Use/Site Plan – Gift Shop

Mary Achkar – 13337 Main Road

Mary and Roger Achkar and Carol Bain attended. Mrs. Bain is the property owner, and her daughter, Mary, would like to operate a gift shop out of the existing garage. A preliminary survey/site plan was submitted showing a U-shaped stoned driveway that loops around the house; hence one-way traffic. There is electric in the garage, but there would be no water. No build out of the garage other than a wheelchair ramp. It is already

sided and just needs trim work. They show four parking spots, but this will be reviewed. She would like to put up a sign at the road and on the building. The shop would be open year round, and the hours would probably be 10AM – 6PM. Would a building permit be required for a wheelchair ramp? The Board would like the Building Inspector to determine if the building meets building/fire code. The Board can use its discretion in applying the Overlay District to this project. A site plan is required showing parking, lighting, landscaping, signage and distances between buildings and will be reviewed at the next meeting.

Site Plan – MGA Research
Expansion – 12790 Main Road

Rudy Arendt, Mike Elhage, John Lydon and two others attended the meeting. They plan to build a 5,625 SF metal building approximately 350’ back from the road. Floor drains and an oil separator will be installed for future use only. A second building for office space/ testing having water and sewer will be planned if this one is successful. A colored rendering of the building was displayed showing a crème color with green trim so as not to stand out. Two pines and three maples to be planted at the façade are in keeping with the rural park-like surroundings. The metal roof is slightly pitched from front to back. The roof mechanicals will be painted green to make more aesthetic. The drainage plan will show runoff taken to the wetlands at the west, but will not increase runoff. Site work to remove the fence and cars can be done now. John Olaf motioned to recommend approval of site plan to the Town Board pending SEQR review and Wendel’s review, seconded by Terry.

- Tom Cowan - Aye
- Rick Meahl - Aye
- Andy Kelkenberg - Aye
- John Olaf - Aye
- Terry Janicz - Aye

Arrowhead Golf Club – Golf Cart Storage Building

Andy Kelkenberg, Contractor, represented the applicant. Arrowhead applied for a building permit for a 5,376 SF steel building, which is an increase in size from the original site plan at 3,200 SF. The applicant provided an enlargement of the building site. The angle of the building has been turned, and the doors and lot paving are not shown.. Tom motioned to recommend approval of the site plan amendment to the Town Board pending Erie County Planning comments and Wendel’s approval of the stormwater plan amendment. A memo will be sent to the Town Board recommending approval of this site plan amendment.

- Tom Cowan - Aye
- Rick Meahl - Aye
- Andy Kelkenberg - Abstain
- John Olaf - Aye
- Terry Janicz - Aye

Flaglots - Tom will look at the Comprehensive Plan’s definition of medium density for discussion on 3/21.

Minutes Review

Rick motioned to approve the minutes of February 7, 2005, seconded by Terry:

- Tom Cowan - Aye
- Rick Meahl - Aye
- Andy Kelkenberg - Aye
- John Olaf - Aye
- Terry Janicz - Aye

Special Use Permit Renewals for 2005

The Town Board approved the special use permit renewals except the used auto dealers (Belotta and Hauer). George Hauer has requested another meeting with the Planning Board. Nathan will be consulted to see whether this is possible after denial.

Special Use Permits in RA Zone for Home Based Businesses - will be discussed at next meeting.

Upcoming Items: Spencer Brown minor subdivision, Hanft minor subdivision, Tatara major subdivision

- Agenda deadline:** Friday, March 11, 2005
- Agenda meeting:** Thursday, March 17, 2005
- Next PB meeting:** Monday, March 21, 2005

Andy made a motion to adjourn the meeting at 10:00PM, seconded by Terry and all approved.

Respectfully submitted,
Christine Falkowski
Recording Secretary